



Seal of the City of Annapolis

City of Annapolis

DEPARTMENT OF NEIGHBORHOOD & ENVIRONMENTAL
PROGRAMS

160 DUKE OF GLOUCESTER STREET, ROOM 202, ANNAPOLIS, MARYLAND 21401

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April 11, 2012

To: Chesapeake Realty Partners

Re: Reserve At Quiet Waters
Forest Conservation Plan

From: Frank Biba, AICP, LEED AP
Chief, Environmental Programs

The Department of Neighborhood and Environmental Programs recommends approval of the Forest Stand Delineation as amended and the Forest Conservation Plan, sheets FCP 101-103, submitted April 4, 2012, with the following comments:

1. Final FCP approval will be concurrent with the final subdivision approval or the issuance of the grading or sediment control permit by the City. Should the site design be modified during review, the FCP will also be amended accordingly;
2. All non-tidal wetland issues have been resolved, barring the street crossing and the utility boring under the ephemeral channel which are subject to MDE approval;
3. According to MDE and the independent soils analysis submitted by the applicant with the FSD, there are no soils on the property that have a K-factor over .35, an indicator of erodible soils, therefore the 25 ft buffer around identified non-tidal wetlands is adequate;
4. Continuity to the adjacent forest in Quiet Waters Park is maintained by the 300 – 600 ft wide forest corridor as shown on submitted plans;
5. Short term maintenance of forested areas, trees adjacent to the LOD and all landscaping will be addressed by a bond submitted by the applicant as part of the grading permit application. Long term maintenance of forested areas within all easement areas will be the responsibility of the HOA in conjunction with the Annapolis Conservancy Board in those areas where the Board retains a conservation easement;
5. Justification for disturbance within a priority forest area as noted by the applicant on Sheet F-103 is considered adequate in accordance with City of Annapolis policy (see Disturbance in Priority Forest Area attached).

Additional site design review comments:

1. The area containing trees 29 to 33 should be preserved to the greatest extent possible since each of those trees is in good condition. Please move the limit of disturbance (LOD) to preserve the trees in question. On sheet G.101-A the area in the far south-east corner of the project adjacent to the LOD is left blank. Please indicate what will happen to that area.
2. Sheet G.101-A shows two storm water management devices off of Bonnie Way. Please move the larger storm water management device east if possible (out of the forested area into the non-forested area).
3. Prior to the approval of the grading permit the LOD adjacent to remaining forest will need to be staked out. The applicant's certified arborist and city's environmentalist will fine tune the LOD to meet the FCA requirements. Please show any changes in the LOD on the grading permit plans. During the bond period, if any forest tree within fifteen feet of the LOD dies the applicant will be required to remove and replace the tree according to City code section 17.09. Please include item 3 on your plans in the sequence of construction.
4. Please include the off-site utility work related to this project work on the plans and show how it will impact existing forest. Please minimize impact to existing forest.

cc: Mike Mallinoff, City Manager
Jon Arason, Director, Dept. of Planning and Zoning